

MINUTES OF THE MEETING OF STAPLEHURST PARISH COUNCIL
 PLANNING COMMITTEE
 Virtual Meeting via Zoom video-conference
 Tuesday 7th April 2021 at 7.00 p.m.

PRESENT:

Councillors Bowden, Buller, Thomas and Sharp who was in the Chair. Ex Officio: Chairman Riordan, and Parish Clerk Miss A Smith

APOLOGIES:

Apologies were received and accepted from Councillor McNeill.

APPROVAL OF PLANNING COMMITTEE MINUTES:

Minute Pages 1537P-1540P of 16th March 2021 were approved to be signed by Councillor Sharp and made available at <http://www.staplehurst-pc.uk/community/staplehurst-parish-council-13607/planning-committee/>.

URGENT ITEMS:

None

COUNCILLOR DECLARATIONS:

1. Declarations of Lobbying – Councillors Riordan, Bowden, Buller, Thomas and Sharp all declared they had been lobbied in respect of 21/501147 & 20/506130
2. Declarations of Changes to the Register of Interests – none declared.
3. Declarations of Interest in Items on the Agenda –.
4. Requests for Dispensation – Councillors Riordan, Bowden, Buller, Thomas and Sharp all requested and were granted a dispensation to participate in discussion and voting on 20/501147 & 20/506130 in accordance with Section 33(2)(c) of the Localism Act 2011.

PUBLIC FORUM

A member of the public spoke regarding application 21/501147, in respect of his concerns over the proposed access onto the Headcorn Road and urged that if the application were to be approved that it recommended that the access/egress be via Pile Lane and not Headcorn Road. He additionally raised concerns about the site being partially on in the flood zone.

AGREED URGENT ITEMS:

None

APPEAL NOTIFICATION: (for comment/noting)

20/504257 **The Gatehouse, Clapper Lane TN12 0JS** - Change of use of existing detached garage into 1 no. residential dwelling. Notification of appeal lodged with the Planning Inspectorate. Any additional comments to be submitted by 26 April 2021 SPC had recommended Refusal (Min 1511P, 1521P). Councillors NOTED the appeal.

Chairman's initials

FULL PLANNING APPLICATIONS: (for recommendation)

- 21/500824 **The Rockin Robin Smokery, High Street TN12 0AH** - Installation of external extraction flue to the side of building. Councillors RESOLVED to recommend APPROVAL.
- 21/501309 **19 Gybbon Rise TN12 0LT** - Erection of a detached three bedroom dwelling together with a proposed driveway and dropped kerb for existing dwelling. Councillors RESOLVED to recommend APPROVAL.
- 21/501385 **35 Bathurst Road TN12 0LG** - Erection of a single storey side extension. Councillors RESOLVED to recommend APPROVAL.

OUTLINE APPLICATION: (for comment/recommendation)

- 21/501147 **Home Farm, Couchman Green Lane TN12 0RU** - for the demolition of existing kennels, hardstanding and associated buildings and removal of dog track and erection of up to 51no. dwellings with new access from Headcorn Road (Access only being sought). After considerable discussion Councillors RESOLVED to strenuously recommend REFUSAL and referral to MBC Planning Committee, were the Planning Officer minded to approve the application, on the following grounds. The site is not identified as a suitable site for development within the Staplehurst Neighbourhood Plan and Councillors have objected to the proposed inclusion of the site in the MBC Local Plan Review 18b consultation. It is against policies SP23, DM1 of the local plan and the NPPF. The site is not included in MBC's Local Plan and there is sufficient supply of land in the current 5-year plan, therefore this site is not necessary. Councillors were extremely concerned about the proposed access onto the dangerous bend on the busy Headcorn Road, and wished to draw the Planning Officer's attention to the previous requirement for Redrow to amend their proposed access road in their original plans; converting it to a shared access route with Pile Lane. They commented that the Council's Speedwatch group, on the 2nd April 2021 (bank holiday), recorded over 20% of vehicles exceeding 35mph with some logged at 51, 46 & 45mph far above the speed limit on a quiet day for traffic. Councillors supported MBC Planning concerns that the north part of the site around Pile Lane and Sweetlands Lane is in Flood Zone 2. Councillors agreed to submit photographs taken earlier this year to show evidence of the flooding already occurring prior to any development. Councillors also strongly supported the statement made by KCC that *"KCC has objected to previous development within Staplehurst due to the impact on the signal-controlled crossroads at the junction of Headcorn Road, High Street, Marden Road and Station Road known as Cuckolds Corner. With the committed development the junction will operate beyond its capacity."*, and note that much of the traffic data supplied by the applicant is well out of date. Additionally, Councillors stressed the increased danger this development would create by directing more traffic towards the already seriously treacherous narrow single file Hawkenbury Bridge.

SECTION 73 APPLICATION: (for comment/recommendation)

- 20/506130 **Hen and Duckhurst Farm, Marden Road TN12 0PD** - Section 73 - Application for Variation of condition 6 (amendment to the approved boundary details) pursuant to application 17/506306/REM for - Approval of reserved matters

Chairman's initials

application for the erection of 250 dwellings (Appearance, Landscaping, Layout and Scale being sought) and details of Conditions 5, 7, 9, and 10 relating to phasing, landscaping and ecology, pursuant to 14/502010/OUT (Outline application for the erection of residential development for up to 250 dwellings with access and garaging with access considered at this stage and all other matters reserved for future consideration). SPC had commented (Min 1531P). Councillors strongly RECOMMEND refusal of this variation application to the Planning Officer. They find it completely unacceptable that the applicant has not complied with the original plans for close board fencing. They note the additional concerns raised by the residents from Marlfield, as well as those already raised by Lime Trees and completely support the residents' comments and those of the Police with regards to the lack of safety and security of their properties and pets with the provision of a rail and post fence. Councillors cannot see why close board fencing cannot be offered to these residents. Additionally, they are concerned by the light and noise pollution created by cars turning into the road on the new estate, backing on to their properties through the post and rail fence.

REPORTED DECISIONS: (for noting)

- 20/501615 **Land at Abbottsdene, Maidstone Road TN12 ORE** - Outline application with all matters reserved for the erection of 1no. detached chalet bungalow with car parking. APPEAL DISMISSED. SPC had recommended Approval (Min 1483P, 1491P, 1510P). NOTED by Councillors.
- 21/500113 **Cricket Lodge, Cranbrook Road TN12 OEJ** - Proposed single storey extension and alterations to existing dwelling. MBC GRANTED with 8 conditions. SPC had recommended Approval (Min 1530P). NOTED by Councillors.
- 21/500269 **Great Pagehurst Farm, Pagehurst Road TN12 OJD** - Prior Notification for change of use of agricultural building to 3no. dwellings and associated operational development. MBC REFUSED. SPC had Noted (Min 1531P). NOTED by Councillors.
- 21/500356 **4 Woodford Park, Maidstone Road TN12 OFX** -Erection of a front porch and a single storey rear extension. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1534P). NOTED by Councillors.
- 21/500379 **23 Reeves Close TN12 ONN** - Proposed alterations to porch roof. MBC GRANTED with 3 conditions. SPC had recommended Approval (Min 1534P). NOTED by Councillors.

PUBLIC FORUM – There were no further public comments.

Proceedings ended at 8.00pm.

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